

FLINT RIDGE PROPERTY OWNERS ASSOCIATION

Minutes of the Monthly POA Board of Directors meeting on April 27, 2024

1. **Call to order.** President Jullie Wallace called the meeting to order at 9:00 a.m. Nate Meleen gave the invocation.

2. **Determination of a quorum.** Present: Royce Casey, Mike Hope, Rick Ritschel, Brian Snyder, Lew Story Jullie Wallace, Denise Wondrock. Quorum requirement is met.

3. Community Reports.

a. SDCRWA – No report

b. Fire Department by Mike Hope. 12 calls: 7 EMS, 3 Structure, 1 Brush Fire, 1 MVC. The fire department breakfast will be on July 6th.

c. Security – No report

d. Beautification Team by Julie Story, read by Lew Story. Cleanup of the front gate, Statehood House, Admin Bldg and Clubhouse beds was done over the course of two mornings on April 5th and 6th. Beds were weeded, plants pruned, and 20 bags of mulch were put down at the Statehood House and Admin Bldg. We had a nice volunteer turnout.

We requested of the Board at the March meeting (. . .) via our report that Maintenance be asked to weed eat the large pampas grasses by the flag poles at the front gate. That has not yet been done. They are very large and need to be done asap. They should be trimmed down to about 4-6". That would be very helpful to our team as we are low on volunteers who can perform heavy work. Now that we have a new Manager, we hope this can be accomplished soon.

Inventory of needed plants and mulch for the beds will be done this week, weather permitting, and we have scheduled a planting day, Saturday, May 4th, from 9am – 11:30am.

We would welcome more volunteers to join our team, particularly to help with the ongoing watering of the plants throughout the summer. No gardening experience is required, and we will work around everyone's schedule. Contact July Story at the number in the recent newsletter that was emailed April 24th if you are interested. Thank you.

4. Committee Reports

a. ACC by Theresa Meglasson. 13 permits were issued: 6 new homes are being built; 2 tree removals (a total of 11 trees); 1 carport/RV/Patio cover; 2 deck placement, repairs, removal; 2 exterior upgrade/painting; 2 retaining walls; 3 RV placement; 1 windows and siding. Theresa reported that the previous inspector has retired, and the new inspector is Richard S. Coffin. A new Building Inspection Agreement will need to be signed by Jullie Wallace as president, and the new agreement inserted into the Standing Rules. See also Agenda Item #9 below.

b. Violations Hearing Committee by Mike Hope – no activity to report.

c. Marketing/Real Estate Committee by Julie Story, read by Lew Story. We will resume taking inventory of appropriate lots to market that vary in size, location and topography. Utilities present at or very near the lots is critical, ... given the high costs of water and electric installation.

It was suggested at the last meeting via our report that the Board strategically work with the SDCRWA to mitigate some of their high estimates, perhaps through FR Maintenance or another 3rd party digging needed trenches for installation at a lower price, to meet the water department specs. New buyers are often hampered by these costs.

5. **Minutes.** Mike Hope moved that the minutes for March 30, 2024 be approved as distributed; duly seconded and carried. Nate Meleen asked the board to review again the minutes of the May 2023 annual meeting; these will be sent by email.

6. **Treasurer's Report** by Treasurer Denise Wondrock.

March. We began the month with cash in bank of \$309,717. During the month we had cash receipts of \$137,414 from all departments. Total income for the month was \$5,450 under the budgeted amount. Net Balance Sheet adjustments were \$11,990. During the month our operating expenses were \$137,641. This amount was \$12,596 under budget. We ended the month with cash in bank of \$321,481 which was an increase of \$11,764.

Denise Wondrock moved for approval of the Treasurer's report; duly seconded and carried.

7. **Suspension of Member's Rights**. Pursuant to the Flint Ridge POA Covenants, Article VII.D.1.c, Jullie Wallace moved to suspend members' rights on delinquent accounts; duly seconded and carried.

8. **General Managers Report**. Jullie Wallace announced the hiring of new general manager Pat O'Brien who then noted some pertinent items in his resume. He is an OSU graduate and an Air Force veteran; he also has had experience in law enforcement. He has been a Flint Ridge POA member for 5 years, the last two as a resident. He was a maintenance employee when elevated to General Manager.

Maintenance: We have hired two more employees for mowing and it is underway. The first round of cold patch has been applied to the major pothole situation and will be ongoing. Spikes at the 412 and Security exits have been cleaned and made 100 percent operational. The first wave of grading has been completed and will be continuing as needed. We are currently working on the water fall pump and reservoir.

Recreation: Sycamore and Luper parks are being prepped and readied for May opening. The swimming pools have been uncovered and treatment has started to get them ready.

Camping: Campgrounds open May 1.

Events: The Annual POA meeting is on May 25th at 10:00 a.m. Voting is from 9 to 11. Absentee voting starts May 14 and ends May 22nd. All absentee ballots must be in the office by May 22nd. Independence Day Celebration is July 6th. Volunteers are needed to help with activities.

G & A: Reminder that guest passes need to be updated by May 15th. The office will be open next Saturday, May 4th 9 to 2, and starting May 25th will be open 7 days a week through Labor Day.

9. Jullie Wallace moved to adopt the 2018 IRC Building Codes and new inspection fees; duly seconded and carried. Note: per Brian Snyder, we adopted the 2006 IC codes in 2007. The 2018 codes are currently in effect until the new codes are written later this year or next. The standing rules will need to be amended to incorporate the 2018 codes and later revisions.

10. Mike Hope moved to set May 13, 2024 as the voting list cutoff date for the Annual POA Meeting.

11. **Old Business**. Jullie Wallace reported the following informal action: purchase of a van to replace the canoe bus. Van drivers should not need a CDL license if carrying no more than 15 passengers.

12. **Executive Session**. Not Needed.

13. **New Business**. Jullie Wallace announced that candidates for the 3 POA Board of Directors positions in May would be allowed 3 minutes to address the meeting. Their written statements are in the annual newsletter sent out by email. The following candidates spoke: John Hiseley, Mike Hope, Andy Matthews, Casey McGill, Jullie Wallace, Denise Wondrock, and Christina Wright. Candidates Debbie Carnes, Pat O'Kelley, Brent Ragland, and Mike Vincent were not present.

12. **Adjournment**. Denise Wondrock moved to adjourn the meeting, carried. 9:30 a.m.

Respectfully submitted, Lew Story, Secretary. Note: Written by Nate Meleen, Board Clerk

